

Mike Wilcox

Subject: FW: [EXTERNAL] RE: ARCHITECTURAL REVIEW COMMITTEE MEETING
Attachments: Mimecast Large File Send Instructions

From: Pranavi Koka <pkoka@bowman.com>
Sent: Monday, June 9, 2025 3:44 PM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
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Subject: RE: [EXTERNAL] RE: ARCHITECTURAL REVIEW COMMITTEE MEETING

I'm using Mimecast to share large files with you. Please see the attached instructions.

Mike,

Please see below and attached for the requested information. Let us know if you have any questions or concerns.

List of Exceptions Requested from the Cairns Standards:

Architectural:

Section 2.6 Building Frontage at Type 3 Creek Run Way (10200 S.)

1. Exception may be required for Primary Building Frontage along Creek Run Way (10200 S.); Entire South façade (23'-8"') is blocked not allowed along due to Future Pedestrian Bridge. Note Secondary Frontage is 100% along State. Street. The development enhancement of a shade structure or covered outdoor dining area and walk-up window could be the offset.

Section 2.8 Drive-Thrus & Walk Up Window at Type 3 Creek Run Way (10200 S.)

1. Exception for screening of Drive thru window and lanes are required. Future Pedestrian Bridge to screen drive-thru lane.

Section 2.8 Drive-Thrus & Walk Up Window at Type 4 State St.

1. Exception for more than one drive thru lane is required along State Street.

Section 3 Streetscape Design at Creek Run Way (10200 S.)

1. Exception may be required for 8 ft min. setback from Pedestrian Space; Entire South façade (23'-8") is blocked not allowed along due to Future Pedestrian Bridge. Note Secondary Frontage is 100% along State. Street. The development enhancement of a shade structure or covered outdoor dining area and walk-up window could be the offset. "
2. Exception will be required for Secondary Frontage set back of 25'. It is not possible along Creek Run Way (10200 S.), and 54' building setback is currently shown due to the future pedestrian bridge.
3. Exception required for Number of Pedestrian Building Entrances (3 per 200 feet) is not possible for the following reasons:
 - Due to Swig function of building there will not be any public access to building.
 - Due to length of building along South facade (23'-8") only one Pedestrian Building entrance will be possible.
 - Future Pedestrian Bridge will screen south entrance.

4. Exception for screening of Drive thru window and lanes are required. Future Pedestrian Bridge to screen drive-thru lane.
5. Exception required for required On-street parking along Creek Run Way (10200 S.). Due to proximity of corner, onstreet parking is not allowed.
6. Exception required for required On-street parking along Creek Run Way (10200 S.). Due to proximity of corner, onstreet parking is not allowed.

Streetscape Design at Type 4 State St.

1. Exception required for Number of Pedestrian Building Entrances (2 per 200 feet) is not possible for the following reasons:
 - Due to Swig function of building there will not be any public access to building.
 - Due function and use of interior equipment only one Pedestrian Building entrance will be possible long South facade.
2. Exception required for required On-street parking along State St. Due to proximity of corner, onstreet parking is not allowed.

Section 4.2 Building Massing at Type 3 Creek Run Way (10200 S.)

1. Exception will be required due to the small scale and size of the building along Creek Run Way (10200 S.); however, the taller "peak" area to the North is broken horizontally (from the west to the east with the lower parapet area. A canopy helps to provide another ledge in the façade.

Section 4.3 Specialty Uses at both Type 3 Creek Run Way (10200 S.) and Type 4 State St.

1. It is our understanding an exception is not required for this as this section has been labeled not applicable per Staff review comments.

Section 4.4 Building Heights

1. Exception will be required for the Teir 2 - Mid Rise (4-10 Stories) requirements; due to the size of the lot and the function of the proposed Swig drive thru building, it is a high burden to provide more than a one-story building. This project will also accommodate a future pedestrian bridge on the south side of the site. the integrated and shaded outdoor seating will provide the public with an outdoor living room area as well as a walk-up window.

SECTION 5.1.2 – COMMERCIAL AND HOSPITALITY ARCHITECTURAL REQUIREMENTS

MATERIAL REQUIREMENTS at Type 3 Creek Run Way (10200 S.)

1. Exception will be required to use a high-quality thinbrick using metal panels is to be used on 80% of building elevations to ensure parallel horizontal mortar joints and corner pieces will be specified to ensure an effective "full brick veneer look." Articulation has been added to the brick areas to help create human scale. This project will also accommodate a future pedestrian bridge on the south side of the site. the indegraded and shaded outdoor seating will provide the public with an outdoor living room area as well as a walk-up window.
2. An exception will be required; This small building and the function of the interior will not allow the building to comply with the Clear Storefront glass requirement under the Cairns standards. Furthermore, compliance is not feasible along the south façade, as it is only 16'-9" wide. The future pedestrian bridge will screen the south side of the building along Creek Run Way (10200 S). To compensate, additional glazing has been added to the north façade and west to enhance and visual interest.
3. An exception will be required; no mirrored or higly reflective glass will be used on this building, but due to the function of the proposed Swig interior Faux glazing will be needed to comply with the 70% fenestration requirement.

SECTION 5.1.2 – COMMERCIAL AND HOSPITALITY ARCHITECTURAL REQUIREMENTS

MATERIAL REQUIREMENTS at Type 4 State St.

1. Exception will be required to use a high-quality thinbrick using metal panels is to be used on 80% of building elevations to ensure parallel horizontal mortar joints and corner pieces will be specified to ensure an effective "full brick veneer look." Articulation has been added to the brick areas to help create human scale.
2. An exception will be required; This small building and the function of the interior will not allow the building to comply with the Clear Storefront glass requirement under the Cairns standards. Furthermore, compliance is not feasible along the West façade, due to the equipment on the interior of the building. The future pedestrian bridge will screen the south side of the building along Creek Run Way (10200 S). To compensate, additional glazing has been added to the north façade and west to enhance and visual interest.
3. An exception will be required; no mirrored or highly reflective glass will be used on this building, but due to the function of the proposed Swig interior Faux glazing will be needed to comply with the 70% fenestration requirement.

Section 5.1.2 – Commercial And Hospitality Architectural Requirements

FENESTRATION at Type 3 Creek Run Way (10200 S.)

1. Exception will be required for the 70% min fenestration requirement; the facade to along Creek Run Way (10200 S.) will be completely screened by a future pedestrian bridge and the south elevation is to be designaged a non-public space to be used for employees only. The exterior wall has been extended to screen the area to the South of the building from public view. This project will also accommodate a future pedestrian bridge on the south side of the site. the indegraded and shaded outdoor seating will provide the public with an outdoor living room area as well as a walk-up window.
2. Exception will be required for 50% fenestraion 2nd story requirement; building is only one-story tall and the south elevation will be fully screened by future pedestrian bridge
3. Exception will be required for the 50% to 80% glass window treatments on the middle and top sections; building is only one-story tall and the south elevation will be fully screened by future pedestrian bridge

Section 5.1.2 – Commercial And Hospitality Architectural Requirements

FENESTRATION at Type 4 State St.

1. Exception will be required for 50% fenestraion 2nd story requirement; building is only one-story tall.
2. Exception will be required for the 50% to 80% glass window treatments on the middle and top sections; building is only one-story tall.

Section 5.1.2 – Commercial And Hospitality Architectural Requirements

ENTRIES at Type 4 State St.

An exception will be required; This small building and the function of the interior will not allow the building to comply with the restaurant entries requirement under the Cairns standards. Furthermore, to compensate, additional glazing has been added to the north façade and west to enhance and visual interest.

Civil:

Section 2.8 – Drive-Through Lanes

The current site plan includes dual drive-through lanes. As the Cairns Standards only permit a single drive-through lane, an exception is being requested to allow the proposed configuration.

Section 3 – Streetscape Design Type 3 - On-Street Parking

An exception is being requested to waive the requirement for on-street parking as outlined in the Cairns Standards.

Section 3 – Streetscape Design Type 3 - On-Street Parking

Ground Floor Retail/Commercial Uses/ Preferred retail uses

This project is a single-story development for a gourmet soda shop with a drive-through and walk-up window. As such, it does not include ground floor retail or commercial uses typically required by the Cairns Standards. An exception is requested to reflect the intended single-use operation.

Landscape:

1. Landscape Islands

The project is seeking an exception to the minimum 8-foot width requirement for landscape islands due to site layout constraints.

2. Reduction in 15% landscaping within parking areas.

Due to site constraints, we currently have 13% of landscaping within the parking area. We are seeking an exception to this requirement.

3. Street Tree Requirements

Due to site constraints, we are unable to provide additional street trees. We are seeking an exception to this requirement.

Thank you.

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